

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 106/3 Grosvenor Street, Doncaster VIC 3108

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$545,000

### Median sale price

Median price \$838,000

Property type *Apartment*

Suburb Doncaster

Period - From JAN 21

to

MAR 21

Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
411/18 Berkeley Street, Doncaster	\$550,000	02/03/2021
22/765-767 Doncaster Road, Doncaster	\$550,000	29/04/2021
101/160 Williamsons Road, Doncaster	\$543,000	18/02/2021

This Statement of Information was prepared on: 25/05/2021

## Comparable properties



**\$550,000**

411/18 Berkeley Street, Doncaster Victoria

DATE: 02/03/2021

PROPERTY TYPE: Apartment

 2  2  
 1  XXX sqm



**\$550,000**

22/765-767 Doncaster Road, Doncaster Victoria

DATE: 29/04/2021

PROPERTY TYPE: Apartment

 2  2  
 1  XXX sqm



**\$543,000**

101/160 Williamsons Road, Doncaster Victoria

DATE: 18/02/2021

PROPERTY TYPE: Apartment

 2  2  
 1  XXX sqm

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee